

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____

Account: R-001-6150
Number: _____

✓

04404801074CHRC \$35.00
03 001118AM 10-08-91
Please Make Checks Payable To: Baltimore County

Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: _____

Account: R-001-6150
Number: _____

92-169

04404801074CHRC \$95.76
03 001236PM 11-15-91
Please Make Checks Payable To: Baltimore County

Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

COPY

DATE: 11-4-91

RE: Samuel and Theresa Baroody
1332 Chapman Road, S
Kingsville, Maryland 21087

Case Number: 92-169-A
NW/4 Franklinville Road, 900' NE of Sherwood Road
11720 Franklinville Road
11th Election District - 5th Councilmanic
Petitioner(s): Samuel A. Baroody, et ux
HEARING: TUESDAY, NOVEMBER 19, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

131

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Paul R. Cvach, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

COPY

NOVEMBER 22, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-169-A
NW/4 Franklinville Road, 900' NE of Sherwood Road
11720 Franklinville Road
11th Election District - 5th Councilmanic
Petitioner(s): Samuel A. Baroody, et ux
HEARING: TUESDAY, NOVEMBER 19, 1991 at 10:00 a.m.

Variance to permit a 30 foot side yard setback in lieu of the required 50 feet and to amend the last approved Final Development Plan of the Baroody Property for Lot #10.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Samuel A. Baroody, et ux
Paul R. Cvach, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 4, 1991

Paul R. Cvach, Esquire
6717 Harford Road
Baltimore, MD 21234

RE: Item No. 176, Case No. 92-169-A
Petitioner: Samuel A. Baroody, et ux
Petition for Variance

Dear Mr. Cvach:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: November 4, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Samuel A. Baroody
11832 Chapman Road
Kingsville, MD 21087

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 8th day of October, 1991.

ARNOLD JABLON
DIRECTOR

Received By:
Chairman,
Zoning Plans Advisory Committee

Petitioner: Samuel A. Baroody, et ux
Petitioner's Attorney: Paul R. Cvach

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

OCTOBER 24, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SAMUEL A. BAROODY
Location: 111720 FRANKLINVILLE ROAD
Item No.: 176 Zoning Agenda: OCTOBER 22, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: [Signature] Noted and Approved [Signature]
Planning Group File Prevention Bureau
Special Inspection Division

JP/REK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

October 24, 1991

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #176, Zoning Advisory Committee Meeting of October 22, 1991, Samuel A. Baroody, et ux, NW/4 Franklinville Road, 900' NE of Sherwood Road (#11720 Franklinville Road), D-11 Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation test results are valid until March 14, 1992. Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

SSF:rmp

176_ZNG/GWRMP

RECEIVED
OCT 25 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 8, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Baroody Property, Item No. 176

In reference to the applicant's request, staff offers the following comments:

The Baroody property received CRG approval on May 3, 1990, at that time, Lot 10 was designed and improved with a 45 ft. wide building envelope.

Should the applicant's request be granted, the plat shall be amended to reflect the correct Plat Book reference number - S.M. 62 Folio 148.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn

ITEM176/TXTROZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 22, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for October 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 124, 167, 168, 169, 170, 173, 176, 178, 179, 180, 184, 186, 187, 188 and 189.

In addition, we have no comments at this time for Item #438 (Case No. 91-466).

For Item 166, we will have no comments until the County Review Group Meeting.

For Item 171, see our County Review Group comments dated October 10, 1991.

For Items 174 and 175, minor subdivision review comments were prepared for this site, dated October 9, 1990.

Item 181 represents a minor subdivision, which should be processed through the minor subdivision procedures.

For Item 182, no comments are necessary on density transfer.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 6, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 22, 1991

This office has no comments for item numbers 124, 166, 167, 168, 169, 173, 174, 175, 176, 179, 180, 181, 182, 184, 186, 187, 188 and 189.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

LAW OFFICES
STOCKSDALE, JARRELL & CVACH

6717 HARFORD ROAD
BALTIMORE, MARYLAND 21234

TELEPHONE
AREA CODE 301
284-6877
FAX DIRECT DIAL
(301) 444-1365

October 9, 1991

Baltimore County Zoning Office
Development Control
111 West Chesapeake Avenue
Room 113
Towson, Md. 21204

Re: Variance No. 1-804-3-B3
Building Setback

Gentlemen:

Our office represents Samuel A. Baroody and Teresa N. Baroody. Yesterday on their behalf, we filed a Petition for a Variance under Item #176. It is a variance petition to permit a 30 foot side setback in lieu of the current 50 foot side setback on property, 11720 Franklinville Road.

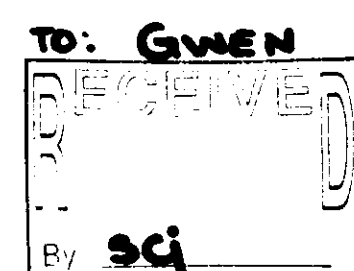
There are currently no improvements on said property. The property is Lot 10 on the Plat of Resubdivision of Tract A & B, Baroody Property. There are eleven lots in this subdivision, nearly all the lots being owned by children of Mr. & Mrs. Baroody. This is the last lot that Mr. & Mrs. Baroody have left to sell.

They are selling this lot to Mr. & Mrs. Selmer Fiskum, whose only son is married to one of Mr. & Mrs. Baroody's daughters. The daughter and son-in-law live at 11734 Franklinville Road.

The Fiskums currently live in the Los Angeles area of California. Recently they have been robbed several times, some of which were at gunpoint. Mr. Fiskum is 75 years old and recently had a hip replacement. His wife, Gladys, is 71. For medical reasons, they desire to have a one story house. Unfortunately, the house they are contemplating will not fit in the current building envelope. That is the reason for the Petition For Variance. It is very important that the Fiskums be able to move to a new home as soon as possible in as much as it is dangerous for them to continue to live where they are now.

92-169-A
176

October 9, 1991



Baltimore County Zoning Office
Development Control
111 West Chesapeake Avenue
Room 113
Towson, Md. 21204

Gentlemen:

Please be advised that we are the current owners of 11720 Franklinville Road. We are fully aware that Mr. & Mrs. Sam Baroody are applying for a variance in regards to the side setback on the property.

We hereby authorize Mr. & Mrs. Baroody to act on our behalf in seeking the variance. In a short time, we will be executing a deed to Mr. & Mrs. Baroody for this lot, pursuant to a previous contract with them.

Very truly yours,

William T. McMahon
William T. McMahon

Anne Marie McMahon
Anne Marie McMahon

RECEIVED
NOV 12 1991
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Samuel A. Baroody</i>	<i>4832 Chapman Rd</i>
<i>DAVID Y. BARCO</i>	<i>Kingsville, MD 21087</i>
<i>PAUL R. CVACH</i>	<i>11724 FRANKLINVILLE RD.</i>
	<i>UPPER FANS MD. 21156</i>
	<i>16712 HARBOR RD</i>
	<i>BALTO, MD 21234</i>

LAW OFFICES
STOCKSDALE, JARRELL & CVACH

6717 HARFORD ROAD
BALTIMORE, MARYLAND 21234

TELEPHONE
AREA CODE 301
284-6877
FAX DIRECT DIAL
(301) 444-1365

November 18, 1991

Baltimore County Zoning Office
Development Control
111 West Chesapeake Avenue
Room 113
Towson, Maryland 21204

Gentlemen:

Please be advised that we are the current owners of 11720 Franklinville Road. We are fully aware that Mr. & Mrs. Sam Baroody are applying for a variance in regards to the side setback on the property.

We hereby authorize Mr. & Mrs. Baroody to act on our behalf in seeking the variance. In a short time, we will be executing a deed to Mr. & Mrs. Baroody for this lot, pursuant to a previous contract with them.

Very truly yours,

William T. McMahon
William T. McMahon
Anne Marie McMahon
Anne Marie McMahon

RECEIVED
NOV 22 1991
ZONING OFFICE

This Deed, Made This 15th day of November 1991

by and between
WILLIAM T. MCMAHON AND ANNE MARIE MCMAHON, his wife, Grantors

of the State of Maryland of the first part, and
SAMUEL A. BAROODY AND TERESA N. BAROODY, his wife, grantees, of the State of Maryland

of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged (the actual monetary consideration being NONE), this conveyance being pursuant to the provisions in an unrecorded Contract of Sale dated 12/30/87 pursuant to which the property known as Tract A on Plat SM, No. 56, folio 118, of which Tract A, the lot herein conveyed was a part, was conveyed to the grantors with grantors agreeing to convey to grantees the property now known as Lot 10, upon recording of the new subdivision plat.

do said William T. McMahon and Anne Marie McMahon, his wife

do grant and convey to the said Samuel A. Baroody and Teresa N. Baroody, his wife as tenants by the entireties, their assigns, the survivor of them, and unto the survivor's personal representatives,

in fee simple, all
of ground situated in Baltimore County

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 10 as shown on a plat entitled "Resubdivision of Tract A and Tract B, Baroody Property", which Plat is recorded among the Land Records of Baltimore County in Plat Book SM, No. 62, folio 148. Improvements thereon to be known as 11720 Franklinville Road.

BEING part of the property conveyed to the grantors by deed recorded in Liber SM, No. 7909, folio 314.

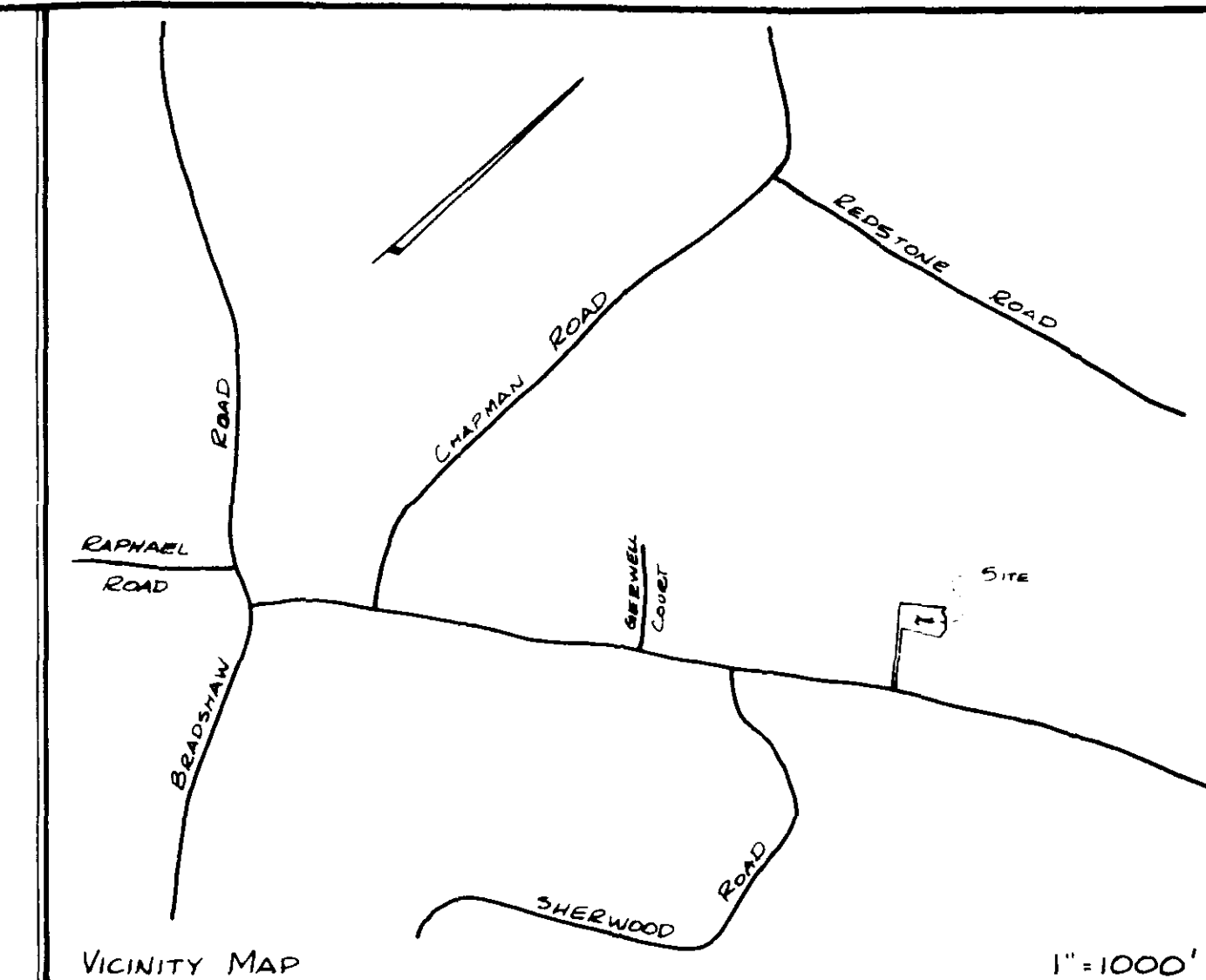
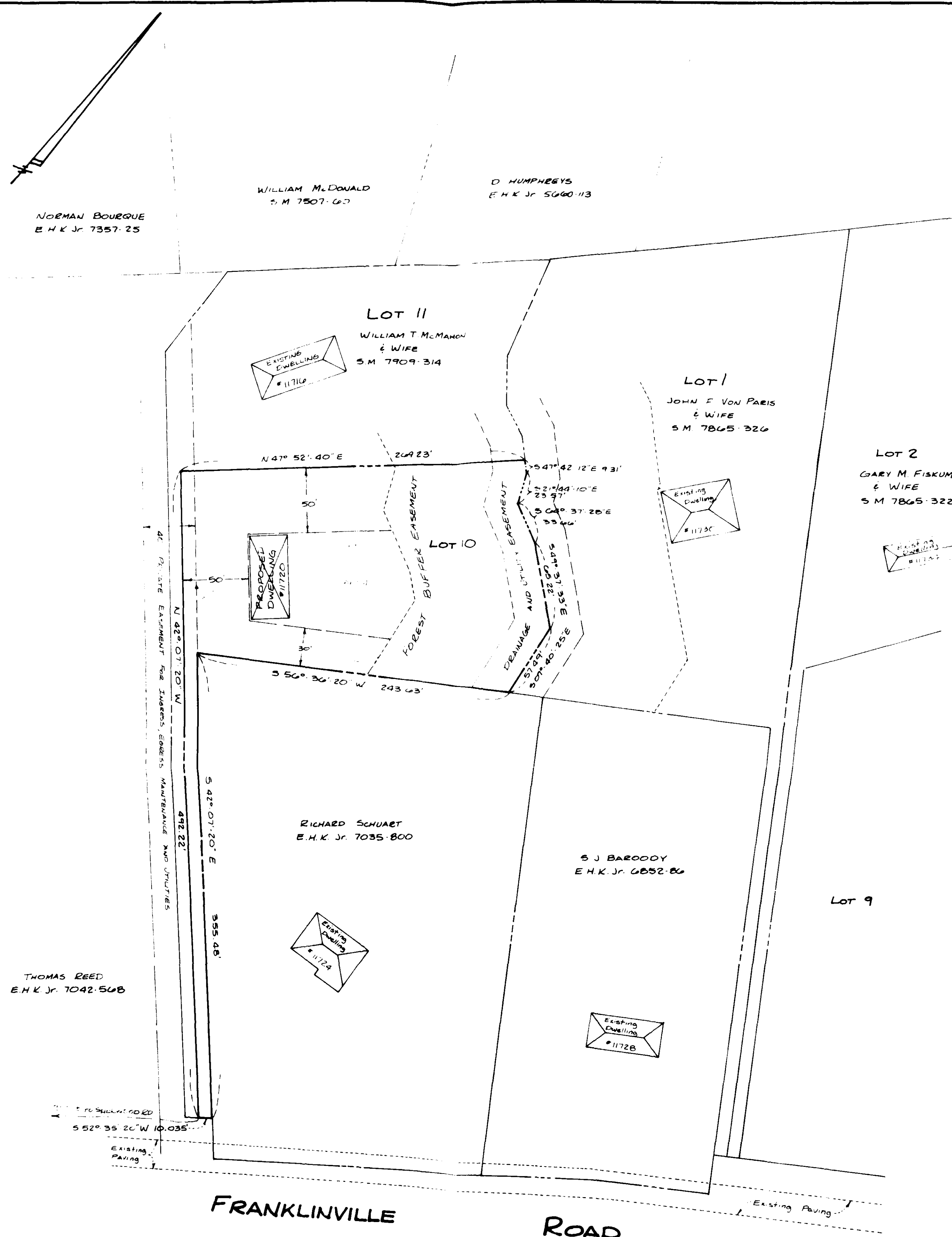


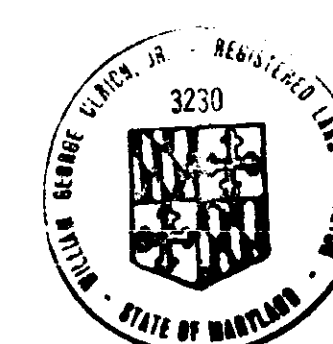
EXHIBIT 1

92-169-A

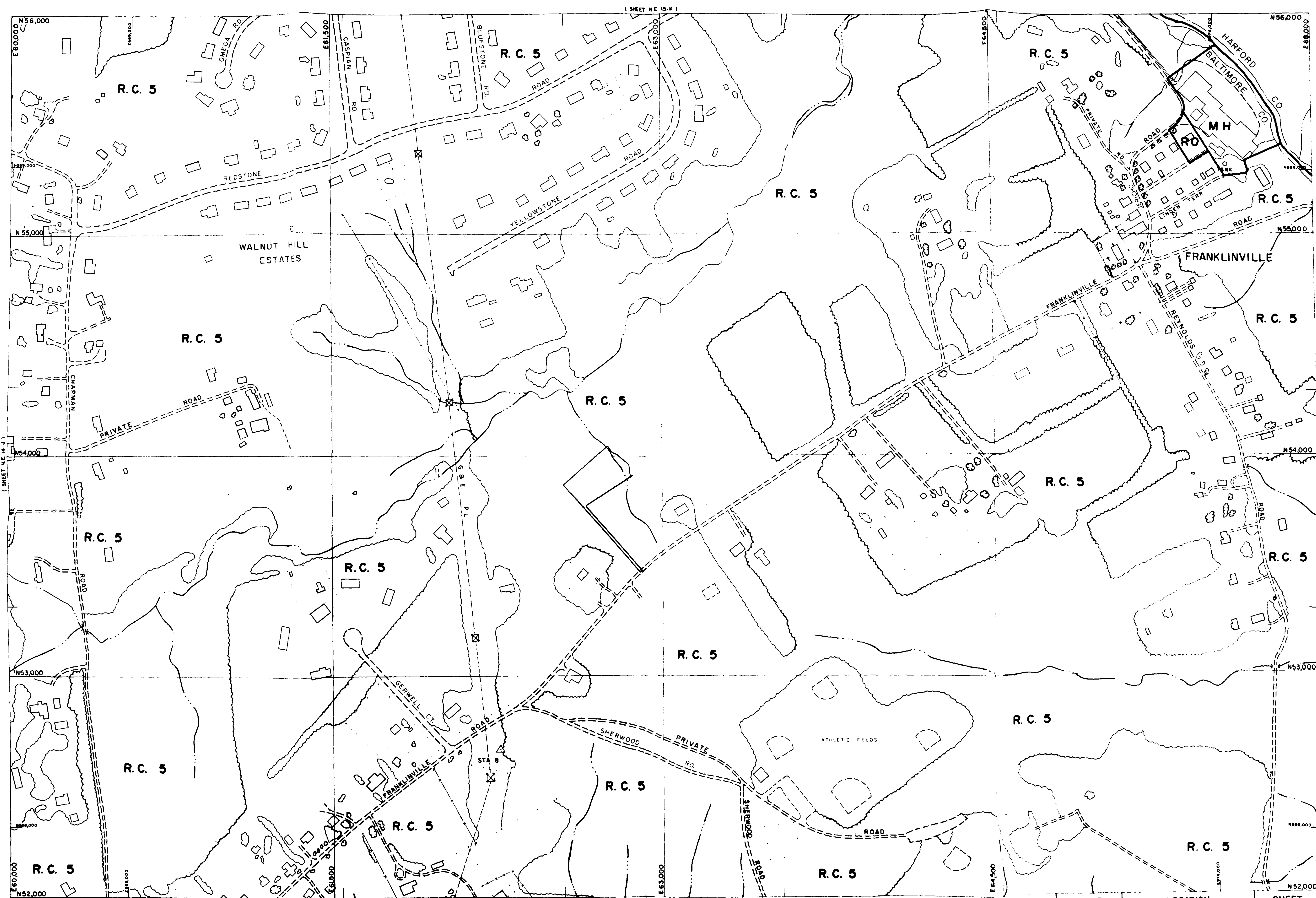
116

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE FOR
30' SIDE YARD SETBACK IN LIEU OF
REQUIRED 50' IN R.C. 5 ZONE.

11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
CONTAINING: 1.06 AC.±
DEED REF:
PLAT REF: LOT "10," RESUBDIVISION OF
TRACT A AND TRACT B, BARODDY PROPERTY
PLAT BOOK S.M. 82 FILE 148.



SCALE: 1" = 50' JULY 30, 1991
GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204



Q-NE QQ-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION FRANKLINVILLE	SHEET N. E. 14-K
DATE OF PHOTOGRAPHY JANUARY 1986		

92-169-A 176